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MEMORANDUM

FEBRUARY 11, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN LEIGH, ASSISTANT DIRECTOR,
JAMES ENGLISH, DEPUTY DIRECTOR,
LAWRENCE BROPHY, SENIOR PLANNER,
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
MASS. PROJECT R-55
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL R-96
136-142 HIGH STREET, CHARLESTOWN
LICENSE FOR EARLY ENTRY

EXECUTIVE

SUMMARY: THIS MEMORANDUM REQUESTS TENTATIVE DESIGNATION OF
A REDEVELOPER FOR PARCEL R-96, 136-142 HIGH STREET
TO REHABILITATE TWELVE DWELLING UNITS.

As you are aware, the Authority acquired Parcel R-96 located at 136-142 High Street in 1973 from the Real Property Department which had taken it for non-payment of Real Estate Taxes. The property consists of four attached wood-frame buildings each containing three dwelling units.

During the last fourteen years in which the Authority has owned the building, it has been advertised six times. There have been two tentative designations which, because of market conditions and financial considerations, resulted in the recinding of the Tentative Designations.

The Charlestown Neighborhood Council reviewed the Request for Proposals in March 1987. On June 12 and June 19, 1987 a public advertisement was placed in the Boston Herald and Charlestown Patriot respectively. On July 15, 1987 four developers responded. Copies of these proposals were forwarded to the Neighborhood Council and made available for public review. On December 15, 1987 the Neighborhood Council Sub-committee for Planning and Development met at the Edwards School to hear presentations from the developers. The consensus from the abutters was overwhelmingly in support of the Stahley-Cotter Development Group. The committee met prior to the January 5, 1988 Charlestown Neighborhood Council meeting and endorsed Stahley-Cotter as redeveloper of Parcel R-96. This recommendation was approved by the entire Neighborhood Council by unanimous vote.

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The Stahley-Cotter team has the written support of the adjacent neighbors on High and Walker Streets, have an economically feasible redevelopment scheme, are Boston residents and have the experience to complete a project of this scope. During the last year Stahley-Cotter has finished a complete rehabilitation of a building on 8th Street in South Boston on land owned by the Real Property Department which was completed on time, on budget, and on schedule. The proponents intend to rehabilitate the twelve units in the basic style in which they were originally constructed. The High Street facade will remain unchanged on this \$700,000 12-unit rehabilitation.

It is recommended that the Stahley-Cotter Development Corporation be and hereby is designated as redeveloper of Parcel R-96, 136-142 High Street, Charlestown. It is further recommended that a License for Early Entry be approved in the Authority's standard format.

An appropriate vote follows:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF STAHLEY-COTTER
DEVELOPMENT CORPORATION
DISPOSITION PARCEL R-96
136-142 HIGH STREET
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55
PARCEL R-36

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Stahley-Cotter Development Corporation expresses an interest in and has submitted a satisfactory proposal for the development of Parcel R-96 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Stahley-Cotter Development Corporation be and hereby is tentatively designated as Redevelopers of Parcel R-96 in the Charlestown Urban Renewal/Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

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- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and occupancy schedule.
2. That disposal of Parcel R-96 by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute a Land Disposition Agreement.
 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
 4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
 5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
 6. That the Director be and hereby is authorized to execute a License of Early Entry in the Authority usual form.







